

Memorandum



Date: December 18, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Supplement to Agenda Item 8P1A Authorizing the Acquisition of Land for Right-of-Way Needed for Improvements to SW 328 Street, from US1 to SW 162 Avenue

Supplement to
Agenda Item No. 8P1A

This supplement updates the descriptions of the parcels to be acquired by the Public Works Department (PWD) for street improvements to SW 328 Street, from US1 to SW 162 Avenue. The parcels are legally described in Exhibit "A" and illustrated in the parcel location map in Exhibit "B," attached. The modifications are as a result of a revision to the project design plans to minimize the need for utility relocation.


Assistant County Manager

LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 1

All that part of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 14, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida, lying East of the East right-of-way line of State Road 5 (US-1) as shown on the Florida Department of Transportation Right-of-Way Map recorded in Plat Book 60, Page 36 of said Public Records, and lying within the following described parcel of land;

COMMENCE at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18; thence South 89°56'22" East along the South line of the Southwest 1/4 of said Section 18 for 63.17 feet to the intersection with the previously mentioned East right-of-way line of State Road 5 (US-1) and the **POINT OF BEGINNING**; thence continue South 89°56'22" East along the South line of said Southwest 1/4 of Section 18 for 116.10 feet; thence North 0°33'48" West along a line parallel to the West line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet to the intersection with the North line of the South 40.00 feet of the said Southwest 1/4 of Section 18; thence North 89°56'22" West along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 87.42 feet to the point of curvature of a circular curve concave to the Northeast; thence Northwesterly along the arc of said curve to the right, having a radius of 25.00' feet, through a central angle of 93°20'16", for 40.73 feet to the intersection with a circular curve concave to the Southeast, said curve being the previously mentioned East right-of-way line of State Road 5 (US-1); the radius point of said curve bears South 86°36'06" East from said point of intersection; thence Southerly along the arc of said curve to the left, having a radius of 3761.71 feet, through a central angle of 1°00'48", for 66.53 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 2

All that part of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 14, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County lying within the following described parcel of land;

BEGIN at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18; thence North 0°23'36" West along the East line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet; thence North 89°56'22" West along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 473.69 feet; thence South 0°33'48" East along a line parallel to the West line of said Tract 14 for 40.00 feet; thence South 89°56'22" East along the South line of the Southwest 1/4 of said Section 18 for 473.56 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

EXHIBIT "A"

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 3

All that part of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 15, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

The South 40.00 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida. Less existing public right-of-way.

PARCEL 4

All that part of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 16, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

BEGIN at the Southeast corner of the Southwest 1/4 of said Section 18; thence North 89°56'22" West along the South line of the Southwest 1/4 of said Section 18 for 682.28 feet; thence North 0°13'29" West along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet; thence South 89°56'22" East along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 610.32 feet to the point of curvature of a circular curve concave to the Northwest; said curve being tangent to the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 and tangent to the West line of the East 30.00 feet of said Southwest 1/4; thence Northeasterly along the arc of said curve to the left, having a radius of 42.00 feet, through a central angle of 90°07'05", for 66.06 feet to the point of tangency with the West line of the East 30.00 feet of the Southwest 1/4 of said Section 18; thence North 89°56'33" East, perpendicular to the West line of the East 30.00 feet of the Southwest 1/4 of said Section 18 for 30.00 feet; thence South 0°03'27" East along the East line of the Southwest 1/4 of said Section 18 for 82.15 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 5

All that part of Tract 5, Block 2 in Section 19 Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida which lies within the external area formed by a 25.00 foot radius arc concave to the Southeast, tangent to the South line of the North 40.00 feet of the Northwest 1/4 of said Section 19, and tangent to the East right-of-way line of State Road 5 (US-1) according to the Right-of-Way Deed to the County of Dade recorded in Deed Book 4018, Page 107 of said Public Records of said Miami-Dade County, Florida.

EXHIBIT "A"

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 6

All that part of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tracts 4 and 5, Block 2 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

BEGIN at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 19, also being the intersection of the North line of the Northwest 1/4 of said Section 19 with the Northerly extension of the East line of said Tract 4; thence N 89°56'19" W along the North line of the Northwest 1/4 of said Section 19 for 420.01 feet to the intersection with the Northerly extension of the East line of the parcel of land described in the Quit Claim Deed dated September 13, 2005 and recorded in Official Record Book 23954, Page 2569 of the Public Records of said Miami-Dade County; thence S 0°26'44" W, along the Northerly extension of said East line and along said East line, for 40.00 feet; thence S 89°56'22" E along the South line of the North 40.00 feet of the Northwest 1/4 of said Section 19 for 420.75 feet; thence N 0°37'03" W, along the East line of said Tract 4 and along the Northerly extension of the East line of said Tract 4 to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 7

All that part the West 165.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of the West 165.00 feet of Tract 3, Block 2 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying in the South 10.00 feet of the North 40.00 feet of the Northwest 1/4 of said Section 19.

PARCEL 8

The North 10.00 feet of Lot 1, Block 1 of HOME DEPOT-FLORIDA CITY according to the plat thereof as recorded in Plat Book 156, Page 100 of the Public Records of Miami-Dade County, Florida, lying within the North 40.00 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East of said Miami-Dade County.

EXHIBIT "A"

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 9

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida, and all that part of Tracts 1 and 2, Block 2 in said Section 19, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, Florida lying within the following described parcel of land;

BEGIN at the Northeast corner of the Northwest 1/4 of said Section 19; thence N 89°56'22"W along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 19 for 1023.43 feet; thence S 0°36'59" E along the Northerly extension of the West line of said Tract 2 and along the West line of said Tract 2 for 40.00 feet to the intersection the South line of the North 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 19; thence S 89°56'22" E along said South line of the North 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 19 for 968.72 feet to the point of curvature of a circular curve concave to the Southwest; thence Southeasterly along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 89°19'34", for 38.98 feet to the point of tangency with the West line of the East 30.00 feet of the Northwest 1/4 of said Section 19; thence N89°23'12" E, perpendicular to the last described line, for 30.00 feet; thence N 0°36'48" W along the East line of the Northwest 1/4 of said Section 19 for 64.36 feet to the **POINT OF BEGINNING**. LESS existing Public right-of-way.

PARCEL 10

All that part of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida, and all that part of Tract 13, Block 4 in said Section 18, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, Florida lying within the following described parcel of land;

BEGIN at the intersection of the North line of the South 30.00 feet of the Southeast 1/4 of said Section 18 with the East line of the West 140.00 feet of the said Southeast 1/4 of Section 18, said East line also being the East right-of-way line of Canal C-103S; thence S 88°35'47" W along the North line of the South 30.00 feet of the said Southeast 1/4 of Section 18 for 110.03 feet to the East line of the West 30.00 feet of the said Southeast 1/4 of Section 18, said East line also being the West right-of-way line of Canal C-103S ; thence N 0°03'27" W along said East line of the West 30.00 feet of the Southeast 1/4 of Section 18 for 11.79 feet; thence S 76°50'32" E for 11.33 feet; thence S 89°56'19" E for 98.97 feet to the East line of the West 140.00 feet of the said Southeast 1/4 of Section 18; thence S 0°03'27" E along said East line of the West 140.00 feet of the Southeast 1/4 of Section 18 for 6.41 feet to the **POINT OF BEGINNING**.

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 11

All that part of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida, and all that part of Tract 13, Block 4 in said Section 18, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, Florida lying within the following described parcel of land;

BEGIN at the intersection of the North line of the South 30.00 feet of the Southeast 1/4 of said Section 18 with the East line of the West 140.00 feet of the said Southeast 1/4 of Section 18, said East line also being the East right-of-way line of Canal C-103S; thence N 0°03'27" W along said East right-of-way line of Canal C-103S for 6.41 feet; thence S 89°56'19" E for 250.76 feet to the intersection with the North line of the South 30.00 feet of the said Southeast 1/4 of Section 18; thence S 88°35'47" W along the North line of the South 30.00 feet of the said Southeast 1/4 of Section 18 for 250.83 feet to the **POINT OF BEGINNING**

PARCEL 12

All that part of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 6, Block 1 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying within the North 50.00 feet of the Northeast 1/4 of said Section 19;

AND

The external area of a 25.00 foot radius arc tangent to the South line of the North 50.00 feet of the Northeast 1/4 of said Section 19 and tangent to the East line of the West 30.00 feet of the Northeast 1/4 of said Section 19.

LESS existing Public right-of-way.

PARCEL 13

All that part of Tract 5, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. Less existing public right-of-way.

PARCEL 14

All that part of Tract 4, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. Less existing public right-of-way.

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LEGAL DESCRIPTION

(FEE SIMPLE)

PARCEL 15

All that part of Tract 3, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. LESS existing public right-of-way.

PARCEL 16

A portion of land dedicated to the City of Homestead in the Right-of-Way Deed recorded in Official Record Book 10068, Pages 73 thru 79 and the Special Warranty Deed recorded in Official Record Book 10015, Pages 2432 thru 2436 and vacated by Resolution 87-08-33 of the City Council of the City of Homestead recorded in Official Record Book 13414, Pages 972 thru 986 all of the Public Records of Miami-Dade County, Florida. Said portion being a part of Tract 5 and a part of the East 1/2 of Tract 6, Block 2 in Section 20, Township 57 South, Range 39 East of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida being more particularly described as follows;

COMMENCE at the Northwest corner of said Section 20; thence N 88°26'50" E along the North line of said Section 20 for 340.05 feet; thence S 0°37'28" E for 30.00 feet to the point of intersection of the West line of the East 1/2 of said Tract 6 with the South line of the North 30.00 feet of said Section 20. Said point of intersection also being the **POINT OF BEGINNING**; thence N 88°26'50" E along the South line of the North 30.00 feet of said Section 20 for 593.56 feet to the point of curvature of a circular curve concave to the Southwest; thence Southeasterly and Southwesterly along said curve to the right, having a radius of 25.00 feet, through a central angle of 126°52'12" for a distance of 55.36 feet to the point of reverse curvature of a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve to the left, having a radius of 250.00 feet, through a central angle of 4°04'32", for 17.78 feet to the point of tangency with the Northwesterly line of the right-of-way dedicated to the City of Homestead in the above mentioned Right-of-Way Deed recorded in Official Record Book 10068, Pages 73 thru 79 and more particularly described on said page 79; thence S 31°14'30" W, along said Northwesterly right-of-way line, for 22.32 feet to the point of intersection with a circular curve concave to the Southwest, the radius point of said curve bears N 59°56'02" W from said point of intersection; thence Northeasterly and Northwesterly along the arc of said curve to the left, having a radius of 35.00 feet, through a central angle of 121°37'08", for 74.29 feet to the point of tangency with the South line of the North 50.00 feet of said Section 20; thence S 88°26'50" W, along said South line of the North 50.00 feet of Section 20 for 289.36 feet to the point of curvature of a circular curve concave to the South; thence Westerly along the arc of said curve to the left, having a radius of 2960.00 feet, through a central angle of 0°55'02", for 47.39 feet to the point of tangency; thence S 87°31'48" W, along a line tangent to the last described curve, for 225.18 feet to the West line of the East 1/2 of said Tract 6; thence N 0°37'28" W along said West line for 23.99 feet to the **POINT OF BEGINNING**.

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 17

A portion of Tract "A" of GARDENS OF HOMESTEAD according to the plat thereof as recorded in Plat Book 130, Page 72 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract "A", also being the South right-of-way line of SW 328 Street as shown on said GARDENS OF HOMESTEAD and a point of curvature of a circular curve concave to the Southwest, the radius point of said curve bears S 12°47'02" W from said Point of Commencement; thence Northwesterly along the arc of said curve to the left, having a radius of 1050.00 feet, through a central angle of 8°03'13, for 147.59 feet to the **POINT OF BEGINNING**; thence continue along said South right-of-way line and curve to the left, having a radius of 1050.00 feet through a central angle of 6°16'54", for 115.12 feet to the point of compound curvature with a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 44°52'04", for 23.49 feet; thence N 87° 31'24" E for 135.83 feet to the **POINT OF BEGINNING**.

PARCEL 18

A portion of Lot 3, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence N 88°26'50" E along the North line of said Lot 3 and along said South right-of-way line for 48.90 feet to the **POINT OF BEGINNING** also being the point of intersection with a circular curve concave to the South, the radius point of said curve bearing S 1°14'44" E from said point of intersection; thence Southeasterly along the arc of said curve to the right, having a radius of 2210.00 feet, through a central angle of 0°40'36, for 26.10 feet to the East line of said Lot 3; thence N 1°33'10" W along said East line of Lot 3 for 0.29 feet to the North line of said Lot 3; thence S 88° 26'50" W along said North line of Lot 3 and along the above mentioned South right-of-way line of SW 328 Street for 26.10 feet to the **POINT OF BEGINNING**.

PARCEL 19

A portion of Lot 4, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 4, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence N 88°26'50" E along the North line of said Lot 4 and along said South right-of-way line for 91.10 feet to the Northeast corner of said Lot 4; thence S 8°35'25 W along the East line of said Lot 4 for 3.76 feet to the intersection with a circular curve concave to the South, the radius point of said curve bearing S 1°46'40" W from said point of intersection; thence Westerly along the arc of said curve to the left, having a radius of 2210.00 feet, through a central angle of 2°20'48, for 90.52 feet to the West line of said Lot 4; thence N 1°33'10" W along said West line of Lot 4 for 0.29 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 20

A portion of Lot 5, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 5, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence S 8°35'25" W along the West line of said Lot 5 for 3.76 feet to the intersection with a circular curve concave to the Southwest, the radius point of said curve bearing S 1°46'40" W from said point of intersection; thence Easterly along the arc of said curve to the right, having a radius of 2210.00 feet, through a central angle of 2°52'14", for 110.72 feet to the intersection with the East line of said Lot 5; thence N 12°37'44" W along the east line of said Lot 5 for 7.63 feet to the intersection with the South right of way line of SW 328 Street as described in Resolution Number R2005-05-74 of the City Council of the City of Homestead, Florida; said South right-of-way line also being a circular curve concave to the Southwest, the radius point of said curve bearing S 5°41'25" W from said point of intersection; thence Northwesterly along said South right-of-way line and along said curve to the left, having a radius of 2380.00 feet, through a central angle of 1°07'09", for 46.49 feet; thence continue along said South right-of-way line S 88°26'50" W for 62.02 feet to the **POINT OF BEGINNING**.

PARCEL 21

A portion of Tract "B" of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 20, Township 57 South, Range 39 East, of said Miami-Dade County; thence S 88°26'50" W along the North line of said Section 20 for 139.08 feet; thence S 1°33'10" E, perpendicular to the North line of said Section 20, for 55.44 feet to the intersection of the West line of said Tract "B" with a circular curve concave to the Southwest, said circular curve also being the South right-of-way line of SW 328 Street according to Resolution Number R2005-01-04, a resolution of the City Council of the City of Homestead, recorded in Official Record Book 23059, Page 4684 thru 4687 of the Public Records of said Miami-Dade County, said point of intersection being the **POINT OF BEGINNING**, the radius point of the afore mentioned circular curve bears S 5°41'25" W from said point of beginning; (the following four courses are along the said South right-of-way line of SW 328 Street) (1)thence Southeasterly along the arc of said curve to the right, having a radius of 2380.00 feet, through a central angle of 2°26'56" for 101.72 feet to the point of tangency; (2)thence S 81°51'39" E for 35.17 feet to the point of curvature of a circular curve concave to the Southwest; (3)thence Southeasterly along the arc of said curve to the right, having a radius of 52.00 feet, through a central angle of 12°27'22", for 11.30 feet to the intersection with a non-tangent circular curve concave to the Southwest, the radius point of said curve bears S 34°42'28" W from said point of intersection; (4)thence Southeasterly along the arc of said curve to the right, having a radius of 40.00 feet, through a central angle of 32°54'06", for 22.97 feet to the intersection with a non-tangent circular curve concave to the Southwest, the radius point of said curve bears S 65°21'36"

EXHIBIT "A"

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LEGAL DESCRIPTION

(FEE SIMPLE)

W from said point of intersection; thence Northwesterly along the arc of said curve to the left, having a radius of 25.00 feet, through a central angle of $57^{\circ}03'16''$, for 24.89 feet to a point of compound curvature with a circular curve concave to the Southwest; thence Westerly along the arc of said curve to the left, having a radius of 2210.00 feet, through a central angle of $3^{\circ}39'26''$, for 141.07 feet to the intersection with the West line of said Tract "B"; thence $N 12^{\circ}37'44'' W$, along said West line of Tract "B", for 7.63 feet to the **POINT OF BEGINNING**.

PARCEL 22

A portion of the canal right-of-way of North Canal conveyed to Dade County in the Assignment of Canal and Drainage Rights recorded in Official Record Book 8763, Page 1272 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 20, Township 57 South, Range 39 East, of said Miami-Dade County; thence $N 89^{\circ}44'48'' E$ along the North line of the Northeast 1/4 of said Section 20 for 229.47 feet; thence $S 0^{\circ}15'12'' E$, perpendicular to the said North line of the Northeast 1/4 of Section 20 for 35.00 feet to the intersection with the South line of the North 35.00 feet of the said Northeast 1/4 of Section 20, said point also being on a circular curve concave to the Northeast, the radius point of said curve bearing $N 4^{\circ}22'21'' E$ from said point of intersection, said point of intersection also being the **POINT OF BEGINNING**, thence Northwesterly along the arc of said curve to the right, having a radius of 2465.00 feet, through a central angle of $2^{\circ}18'21''$, for 99.20 feet to the point of compound curvature with a curve concave to the Northeast; thence Northwesterly along the arc of said curve to the right, having a radius of 43.00 feet, through a central angle of $16^{\circ}23'49''$, for 12.31 feet to the intersection with the East maintained right-of-way line of SW 162 Avenue (Farm Life School Road) described in the right-of-way deed to the City of Homestead recorded in Official Record Book 10068, Page 73 thru 79 of the Public Records of said Miami-Dade County; said East maintained right-of-way line being a circular curve concave to the Northeast, the radius point of said curve bearing $N 77^{\circ}14'16'' E$ from said point of intersection; thence Southeasterly along the arc of said curve to the left, having a radius of 2745.00 feet, through a central angle of $0^{\circ}16'56''$, for 13.52 feet to the intersection with the South line of the North 35.00 feet of the said Northeast 1/4 of Section 20 and the South line of said North Canal; thence $N 89^{\circ}44'48'' E$ along said South line for 107.57 feet to the **POINT OF BEGINNING**.

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 23

All that part of 23 and Tract 24, Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the South 30.00 feet of the Southwest 1/4 of Section 17, Township 57 South, Range 39 East, of said Miami-Dade County. LESS existing public right-of-way.

PARCEL 24

All that part of the Southwest 1/4 of Section 17, Township 57 South, Range 39 East, of said Miami-Dade County, Florida and all that part of Tract 25 and Tract 26, Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 17; thence S 88°26'50" W along the South line of the said Southwest 1/4 of Section 17 for 453.40 feet; thence N 0°21'11" W along the Southerly extension of the West line of said Tract 25 for 15.00 feet to the maintained right-of-way line of SW 328 Street (Lucy Street) and the POINT OF BEGINNING; thence continue N 0°21'11" W along the Southerly extension of the West line of said Tract 25 for 15.00 feet; thence N 88°26'50" E for 88.50 feet to the intersection with a circular curve concave to the Southeast, the radius point of said curve bearing S 1°15'04" E from said point of intersection, thence Southeasterly along the arc of said curve to the right, having a radius of 2290.00 feet, through a central angle of 6°15'59", for 250.45 feet to the intersection with the said maintained right-of-way line of SW 328 Street (Lucy Street); thence S 88°26'50" W along said maintained right-of-way line for 338.69 feet to the POINT OF BEGINNING.

EXHIBIT "A"

10 of 10



(SW 162 AV)

H.E.F.I.
S.R. 82i

PARCEL 22

PARCEL 24

PARCEL 23

FARM LIFE SCHOOL RD

PARCEL 21
PARCEL 20
PARCEL 19
PARCEL 18

PARCEL 16

PARCEL 17

SW 167 AV (TENNESSEE RD)

PARCEL 15

PARCEL 14

PARCEL 13

PARCEL 11

PARCEL 12

PARCEL 10

SW 172 AV (Mc Minn Rd)

PARCEL 4

PARCEL 9

PARCEL 3

PARCEL 8

PARCEL 7

PARCEL 2

PARCEL 6

PARCEL 1

PARCEL 5

STATE RD NO 5 (US 1)

SW 177 AV (KRMF AV)

H.E.F.I.
S.R. 82i



To be Acquired for
Right-of-Way

EXHIBIT "B"

S.W. 328th Street (US-1 to SW 162 Avenue)

NOT TO SCALE
THIS IS NOT A SURVEY

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